

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Conditional Use Permit No. 03776

Lead Agency: County of Riverside Planning Department

Contact Name: Haide Aguirre

Email: haguirre@rivco.org Phone Number: 951-955-1006

Project Location: Lakeland Village Community of unincorporated Riverside County

City

County

Project Description (Proposed actions, location, and/or consequences).

Conditional Use Permit No. 03776 (CUP03776) is a proposal to establish a mobile home park with 71 detached smart powered (Tesla) modular units offered to qualified people of 55 years and older. The site is vacant and proposes clearing of the property which includes removal of a couple of trees and overgrown vegetation. The ingress/egress access to the gated community will be from Union Street and an emergency access gate will be provided at Corydon Street. The Project will create seventy-one (71) lots ranging in size between 2,500 square feet to 3,600 square feet. The modular units will be approximately between 853 square-feet to 988 square-feet, all units will include a 400 square-foot two car garage, and floor plan options include one- and two-bedroom units. The site will have twenty-four guest parking spaces scattered throughout the site. The Project includes a clubhouse, pool, spa, BBQ areas, dog park, trail, a bio-retention basin, and landscape. The Project is composed of two parcels APN's: 370-310-002 and 370-310-012 totaling 10.2 gross acres.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The IS/MND identified potentially significant impacts in the areas of biological resources, noise, and mandatory findings of significance for which mitigation measures are proposed to reduce these impacts to less than significant levels. Mitigation measures include pre-construction biological surveys to protect burrowing owl and nesting birds; the offsite purchase of mitigation lands for impacts to State protected waters; offsite restoration for impacts to smooth tarplant; and implementation of noise reduction measures. Additionally, the Project would be subject to applicable provisions of the County's Noise Ordinance. With implementation of mitigation and compliance with regulatory policies, all environmental impacts would be reduced to less than significant levels.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.

- California Department of Fish and Wildlife, Region 6: Lake and Streambed Alteration Program (Section 1602 of the Fish and Game Code)
- Santa Ana River Basin Regional Water Quality Control Board: Waste Discharge Requirements (Porter-Cologne Water Quality Control Act), Municipal Separate Storm Sewer System (MS4) permit (with requisite Storm Water Pollution Prevention Plan, and Permanent Control Measures)